

- Impeccable Four/Five Bedroom Town House
- Positioned On The Ever Favourable Rowhedge Wharf Development
- Stones Throw From Panoramic Views Of The River Colne
- Presented To Market In First Class Order With Contemporary Finishing
- Versatile Accommodation Over Three Floors
- Open Plan Kitchen-Diner
- Master Suite Offering Large Dressing Area And En-Suite Shower Room
- Four Further Well Proportioned Bedrooms
- Well Manicured Private Rear Garden
- Off Road Parking In A Private Car Port

15 Rowhedge Wharf Road, Rowhedge, Colchester, Essex. CO5 7DX.

Set within the desirable village of Rowhedge, South-East of Colchester's vibrant and historic city centre, sits this wonderful four four/five bedroom town house, positioned on the favourable Rowhedge Wharf development, a stones throw from panoramic views of the River Colne. Offering itself to the open market in first class order, this aesthetically pleasing family home must be viewed to be appreciated in its entirety.



Call to view 01206 576999



Property Details.

Ground Floor

Entrance Hall

Glazed entrance door to front aspect, stairs to first floor, luxury vinyl tiled floor, feature wood panelling, wall mounted light, glazed door providing access to:

Kitchen



10' 1" x 13' 4" (3.07m x 4.06m) UPVC window to front aspect with window shutter, a range of modern fitted base and eye level kitchen units with granite worksurfaces over, inset sink with chrome mixer tap over, inset siemens electric oven and grill, hob with extractor fan over, fridge/freezer, dishwasher and space under counter for tumble dryer, washing machine and further appliances, fitted shelve units, inset spotlights, luxury vinyl tiled flooring, under stairs storage cove with fitted shelves and base level cupboards, under stairs spotlight, access to downstairs cloakroom, open plan to dining/reception space

Downstairs Cloakroom

1/2 tiled walls, W.C, wash hand basin, inset spotlights, radiator, UPVC window to side aspect

Reception Area (Living/Dining)



13' 3" x 13' 5" (4.04m x 4.09m approx) Vertical radiator, luxury vinyl tiled flooring, television ariel point, custom unit with inset storage, velux windows, UPVC windows and UPVC doors to rear aspect providing access to rear garden, radiator

First Floor

First Floor Landing

Stairs to ground and second floor, access to:

Master Suite



Bedroom Area - 13' 1" x 9' 3" (3.99m x 2.82m) Feature UPVC bay window to front aspect with window shutter, luxury vinyl flooring, seating area, radiator, access to:

Dressing Area - 4' 3" x 9' 0" (1.30m x 2.74m) inset retractable mirror front wardrobes, additional inset wardrobe, radiator, luxury vinyl flooring, further door to:

En-Suite Shower Room



Tiled en-suite comprising of; vanity basin, wall mounted chrome towel rail, walk in double width shower cubicle with dual rain head, low level W.C, extractor fan, inset spotlights

Bedroom Two



11' 1" x 8' 6" (3.38m x 2.59m) UPVC window to rear aspect, venetian blinds, radiator, luxury vinyl flooring

Property Details.

Bedroom Four

7' 2" x 9' 7" (2.18m x 2.92m) UPVC window to rear aspect, venetian blind, luxury vinyl flooring, inset storage cupboard, radiator

Family Bathroom



Family bathroom suite comprising of; tiled walls, wash hand basin, W.C, bath, UPVC window to rear aspect

Second Floor

Second Floor Landing

Stairs to first floor, airing cupboard, access to:

Bedroom Three



10' 9" x 12' 1" (3.28m x 3.68m) UPVC window to front aspect with window shutters, luxury vinyl flooring

Study/Play Room

7' 0" x 9' 0" (2.13m x 2.74m) UPVC window to rear aspect, venetian blinds, luxury vinyl floor, bespoke 'Sharpes' wall-to-wall inset wardrobes/storage cupboard and study unit

Outside, Garden & Parking



Outside, the garden is well manicured and has been landscaped and finished to an excellent standard. Private and enclosed, the rear garden is predominately laid to lawn, with a generous patio area featured, currently housing a pergola and making the ideal seating and entertainment space. Secure side access leads to a private car port, offering secure off road parking behind timber picket, double gates. Further guest parking is readily available on road and in a designated guest parking area.

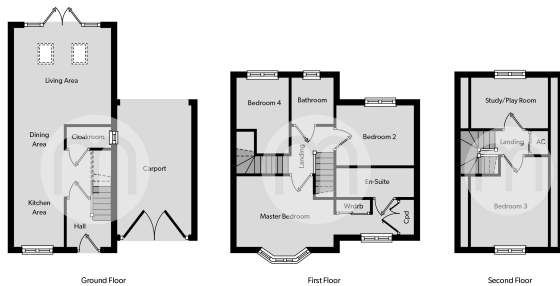
Location & Agents Note

Rowhedge is an idyllic and picturesque village, located to the South-East of Colchester's city centre and is a hotspot for property. Offering any prospective purchaser an excellent community of which to live in, served by excellent amenities such as a local co-operative and a variety of public houses, as well as benefiting from a favourable primary school. Scenic walks are on offer across the River Colne, ideal for the avid dog walker. It is also served by an excellent bus network, providing access to Colchester's vibrant city centre.

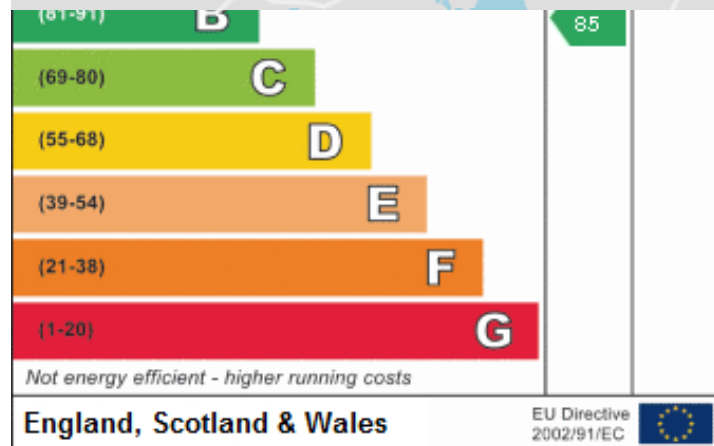
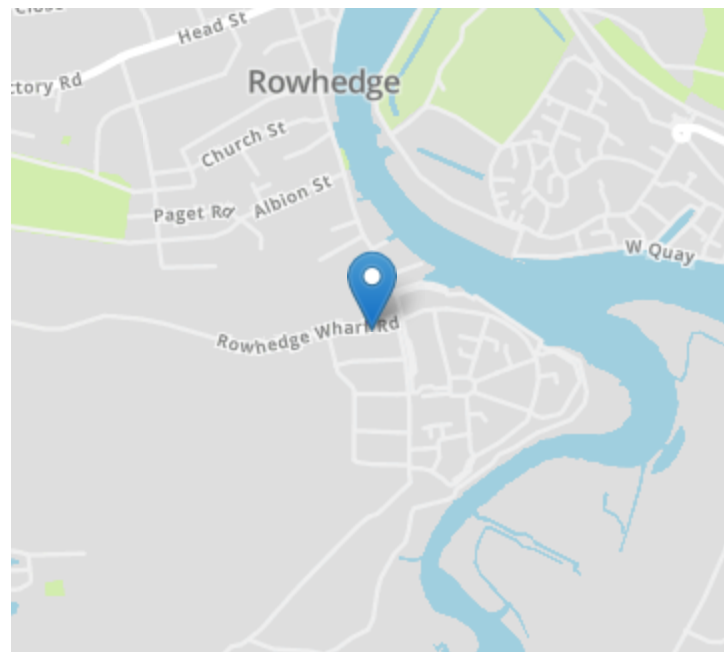
We have been advised by the seller that a reasonable estate charge of circa/approx. £150.00p per annum is payable. This is usual for a development of this age and contributes towards the upkeep of highways, communal green space, parking facilities and ensures the development remains to the highest of standards. We strongly recommend all interested parties confirm this information with their legal representative at an early stage of their conveyance, to avoid any discrepancy.

Property Details.

Floorplans



Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.